

1905 W 57th St, Suite 4
Sioux Falls, SD 57108

Lease Rate	\$15.00/SF
NNN Expenses	\$7.00/SF
Rentable Square Footage	707 SF

PROPERTY HIGHLIGHTS

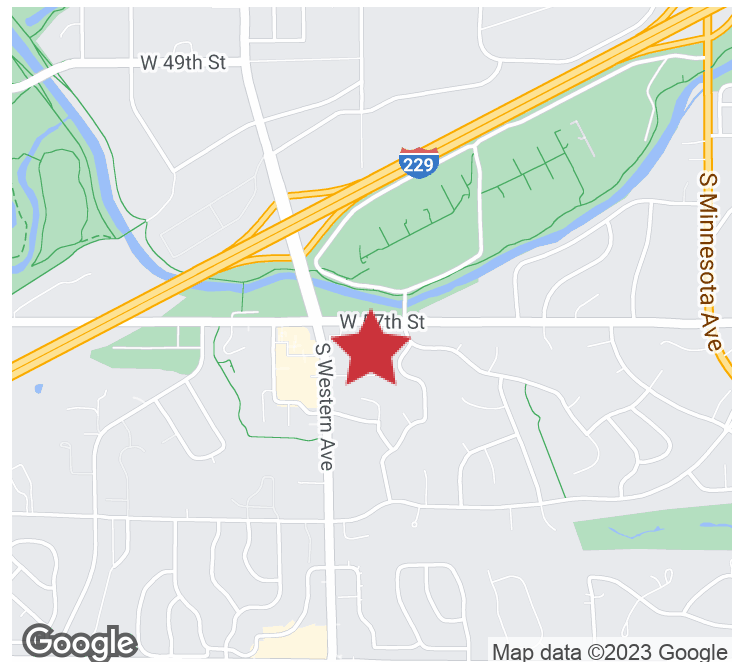
- Newly remodeled office with new carpet and paint
- Suite size: 589 SF + 118 SF common area
- Ground level office
- Reception/waiting area and one windowed office
- Plenty of surface parking
- Great location on 57th Street

LOCATION DESCRIPTION

Located directly off of 57th Street, just east of Western Avenue

Co-tenants include Singaram Gastroenterology, Edward Jones, aspire Chiropractic

Area neighbors include The Bridges at 57th Street, Circle K, Central Bank, Let It Fly Sports Bar, Gunderson's Jewelers



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UTILITIES

1905 W 57TH STREET, SUITE 4
Sioux Falls, SD 57108

FOR LEASE

Office Suite

Utility Information

Utility	Paid By	Provider	Separately Metered
Gas	Paid by Tenant directly to provider	MidAmerican Energy	Yes
Electric	Paid by Tenant directly to provider	Xcel Energy	Yes

PHOTOS

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FOR LEASE

Office Suite



AERIAL

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FOR LEASE

Office Suite



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